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 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
 Pontefract & Castleford office 01977 798844  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 87 Broomhill Avenue, Knottingley, WF11 0EA

### For Sale Freehold £215,000

This four bedroom semi detached property in Knottingley spans three floors and offers spacious accommodation. It features four well sized bedrooms, three of which are doubles, along with ample reception space. The property sits on a generous plot, providing extensive off road parking and a larger than average enclosed rear garden, perfect for pets and children.

The accommodation briefly comprises an entrance hall, living room, kitchen dining room and downstairs W.C. The first floor features three bedrooms, a house bathroom and an inner hallway leading to an opening to bedroom four and stairs to the second floor/bedroom one. To the front, a driveway provides off road parking for up to three vehicles, with a cast iron gate offering access to the rear garden and a brick built outhouse. The rear boasts a sizable lawned garden with a paved patio, ideal for outdoor dining and entertaining, along with a 20ft summerhouse with electricity.

The property is situated within close proximity to local amenities such as shops and schools. Both the A1 and M62 motorways making it ideal for any commuter and Knottingley Train Station is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front door with frosted glass pane into the entrance hall. UPVC double glazed window to the side, central heating radiator, stairs to first floor landing, doors to the kitchen dining room and living room.

LIVING ROOM

12'4" x 13'11" [max] x 12'8" [min] [3.78m x 4.25m [max] x 3.88m [min] ]  
UPVC double glazed window to the front, central heating radiator, multifuel burning stove with tiled hearth and wooden mantle.



KITCHEN DINING ROOM

17'8" x 9'6" [5.4m x 2.9m]  
UPVC double glazed window to the rear, UPVC double glazed door to the rear. Understairs storage snug, perfect to house a washing machine or tumble dryer, access to the side of the property through a frosted UPVC double glazed door., door to the downstairs W.C, central heating radiator. A range of modern wall and base units with quartz worksurface over, stainless steel 1 1/2 sink inset with mixer tap, five ring induction hob with extractor hood above. Two integrated electric ovens, integrated dishwasher, integrated full length fridge and freezer, integrated washing machine.

DOWNSTAIRS W.C.

2'8" x 4'9" [0.83m x 1.46m]  
Frosted UPVC double glazed window to the side, low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap. Boiler housed in here.

FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to bedrooms two and three, house bathroom and door to further hallway.

BEDROOM TWO

12'3" x 12'4" [max] x 11'2" [min] [3.75m x 3.77m [max] x 3.42m [min]]  
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

9'6" x 12'4" [2.9m x 3.77m]  
UPVC double glazed window to the rear, central heating radiator.

BATHROOM

7'11" x 7'2" [max] x 5'9" [min] [2.42m x 2.2m [max] x 1.76m [min]]  
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, panel bath with mixer tap and mains fed overhead shower and showerhead attachment with glass shower screen. Fully tiling.



FURTHER HALLWAY

Stairs providing access to the second floor, opening to bedroom four.

BEDROOM FOUR

8'0" x 6'0" [2.45m x 1.85m]  
UPVC double glazed window to the front, central heating radiator.



BEDROOM ONE

16'8" 17'3" [max] x 14'9" [min] [5.09m 5.26m [max] x 4.51m [min] ]  
Situated on the second floor. Two UPVC double glazed windows to the rear, access to storage eaves, central heating radiator, fitted wardrobes.



OUTSIDE

To the front of the property the garden is low maintenance and mainly block paved, providing off road parking for at least three vehicles which is accessed through a set of iron double gates and is fully enclosed by walls and iron fencing at the front. Down the side of the property is a brick built outbuilding and side entrance door. To the rear garden is an expansive rear garden which is mainly laid to lawn, ideal for pets and children as it is fully enclosed and incorporates a block paved patio area, perfect for outdoor dining and entertaining purposes. Towards the back of the rear garden is a 20 ft summer house which has electric running to it.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.